

NEWFIELDS PLANNING BOARD MEETING
DECEMBER 17, 2009

Attendance: John Hayden, Mark Bouzianis, Clay Mitchell, James Daley, Mike Price and Mike Todd. Absent from the meeting was Michael Woodworth.

Chairman Hayden opened the meeting at 7:05pm.

16 Swamscott Steet-O'Neil Warehousing

A motion was made by Mike Price and seconded by Mark Bouzianis to accept the application for review. All were in favor and the motion carried.

Owner Mike O'Neil and his contractor Dick Edwards presented the site plan. They have hired Emmanuel Engineering to prepare a formal plan but it will not be available until sometime next week. The plan will include the interior floor plan which is required by the Fire Chief and Building Inspector. The owner has closed up some of the overhead doors and walls. An existing deck has been replaced. The proposed retail store will be 1,264 square feet and will have two offices which is already an approved use. The storage shelving area will be for the owner's inventory not the public. Mr. O'Neil purchases and sells towels, sheets, bedding, etc. to companies such as Home Goods, Marshalls, TJ Maxx and Job Lots.

There will be approximately 2 trucks per day traveling in and out of the site. The trucks will enter from Route 85 onto Summer Street and then Pleasant St.

The building is being re-sided. The face of the building will be vinyl clapboards and the remainder of the building will be tan metal siding to match.

Mr. Edwards mentioned the porticos at the entrance of the store and the fact that the Building Inspector Larry Shaw was concerned that the structure would protrude into the setback. Larry asked for the Planning Board's opinion on the portico and whether or not the owner needed to go to the ZBA. The Board said that decision was ultimately the Building Inspector's and is not a decision to be made by the Planning Board. If necessary, the Board would consider writing a letter to the ZBA stating they had no objections to the porticos.

A handicap ramp is necessary and will be install on the far left hand side of the front entryway on the Swamscott St. side of the building.

Landscaping on the site was reviewed. The Board would like to see some nice landscaping. The owner agreed.

There are 20 parking spaces on the Swamscott Street side of the building where the retail store will be located. There are 90-100 spaces on the opposite side of the building. The railroad side of the building will be renovated. Two overhead doors along the railroad side of the building have been blocked off because they do not intend to use them.

There shall be one employee working at a time and an office manager. They expect 4-5 customers per day. The owner has no idea how much traffic or business will be generated from the 135 storage units that he intends to rent.

The portion of the building facing Co-Ed Sportswear will remain empty until renovations have been done. They would eventually like to lease the space out for general storage or light warehouse use.

Abutter Philip Hunt commented on an ugly fence along Pleasant Street. He would like to see it removed if possible.

John had talked to the Police Chief and he would like to see ample lighting on the site for safety at night. Mr. O'Neil has installed several lights around the building and at each doorway. He is willing to add more if the Police Chief feels it is necessary. He will meet with the Chief for a site walk to get his opinion. The Board requires that the lighting be added to the site plan.

Mike Todd commented on the parking in front of the retail store. He doesn't feel the four or five parking spaces along Swampscott Street are necessary and he is concerned with cars backing out onto the street. There are ample parking spaces on site and the Board decided they would like to see those 4-5 spaces removed.

The fire lane on the side of the building parallel to Pleasant Street will be plowed and remain open for life safety. This area is also a deeded right of way used occasionally by abutters Janet and Ray Randlett.

The hours of operation will be 9-5:30, seven days per week. It will be the same for the storage and office space. People who rent sheds will be allowed in using a key punch pad and will have access as early as 6am up until 8pm. The sheds will be for residential storage. John Hayden suggested that Mr. O'Neil look at the prior site plan for the specific restrictions on what can and cannot be stored in the storage units.

Fire Chief Jeff Buxton was concerned with vehicles operating inside of the building with only one way out. The previous owner never put in the ventilation system adequate for the operation of vehicles inside the building. There are carbon monoxide detectors in the building but the fan system was never put in place. Jeff would like to see a barricade installed to allow for only one vehicle at a time in the building.

Jeff needs to see the dimensions and layout of the storage shelving on the plans. It may be necessary for a wider path in the center of the shelving area to meet life safety codes. Mr. O'Neil said that the location of the shelving will be shown on the engineered plan being prepared by Emmanuel Engineering. Emergency lighting will also be shown on the plan. The sprinkler system is fine according to Jeff.

The life safety issues are in the building inspector and fire chief's jurisdiction. The building inspector will ultimately issue the certificate of occupancy.

Clay commented that the drainage on site has been reviewed. They have tied into the drainage system and the work was completed and overseen by Road Agent Brian

Knipstein. The work done is consistent with approvals.

A motion was made by Mark Bouzianis and seconded by Jim Daley to conditionally approve the site plan. The four conditions are as follows:

1. The hours of operation shall be from 9:00am until 5:30pm, seven days per week. Extending the hours will need Planning Board approval.
2. The site plan shall show the lighting and will need approval by the Chief of Police.
3. A barrier shall be constructed so that only one vehicle at a time can fit inside the building.
4. The 4-5 parking spaces in front of the retail store shall be eliminated to prevent cars from backing out onto Swamscott Street. One parallel parking space will be put in that area instead.

All were in favor and the motion carried.

A motion was made by Mike Price and seconded by John Hayden to approve the minutes of November 19, 2009. All were in favor and the motion carried.

Jeff Feenstra will be asked to attend the next Board meeting to discuss being an alternate member of the Planning Board.

Mike Price asked about the process to change Halls Mill Road from a Class VI road to a trail. Clay said it would be harder to open the road back up for vehicle travel if it ever became necessary. The change would need a vote of the Town. The board told Mike to forget it!

Clay mentioned that a notice for a public hearing will need to be posted for discussion of zoning changes. A public hearing was already held in May 2009 for the number of planning board members required on the Board but a hearing will be necessary for consideration of adding specificity to agricultural use.

A motion was made by Mike Todd and seconded to adjourn at 8:20pm. The next regularly scheduled January 21, 2010 at 7pm.

Respectfully submitted,

Sue McKinnon